



# CONTRA COSTA COUNTY

Agricultural Land Use Policy Review: Sustaining  
Agricultural Lands by Improving Economic Vitality

# Direction from Board of Supervisors

- December 20, 2016 - Board approval authorized the Department of Conservation and Development (DCD) in consultation with the Contra Costa County Agriculture Advisory Task Force and local agricultural stakeholders to:
  - Review existing land use regulations
  - Identify specific actions the County could take to further promote and incentivize agricultural sustainability and economic vitality
- February 13, 2018 – Board authorized DCD to convene a series of public meetings with people and parties interested in agricultural sustainability and economic vitality in Contra Costa County to:
  - Review existing land use regulations
  - Provide input on potential modifications to these policies
  - In-lieu of the Contra Costa County Agriculture Advisory Task Force (Ag Task Force) – currently dormant

# History of Existing Land Use Regulations

- 1947: Original County Zoning Code was adopted. The agricultural zoning districts have evolved over time, but some original regulations remain.
- 1978: Board of Supervisors (BoS) adopted the *East County Area General Plan*, which included the new Agricultural Core (Ag Core) land use designation. This was the first time the County adopted land use policies specifically directed toward preserving and protecting East County's prime agricultural soils.
- 1990: County voters approved Measure C, establishing the 65/35 Land Preservation Plan and Urban Limit Line (ULL). The 65/35 Standard requires at least 65 percent of all land in the county to be preserved for "non-urban" uses such as agriculture, open space, wetlands, and parks. Measure C also required a 40-acre minimum parcel size for prime agricultural lands.
- 1991: BoS adopted the County General Plan, which incorporates the 65/35 Plan, ULL, Ag Core and Agricultural Lands land use designations, and additional policies aimed at preserving agricultural land and enhancing the agricultural economy.

# History of Existing Land Use Regulations (con't)

- 2004: BoS adopted a General Plan Amendment that changed the text of the Ag Core designation to explicitly allow wineries, olive oil mills, and other agricultural value-added processing activities through issuance of a land use permit.
- 2006: County voters approved Measure L, which extended the 65/35 Plan and ULL through 2026.
- 2007: BoS amended all agricultural zoning districts and the General Plan to expand a farmer's ability to directly market agricultural products. Before this, direct sale of agricultural products was permitted but limited to stands of 200 square feet and the sale of products only grown on-site. The 2007 changes established new regulations for farm stands (up to 1,500 square feet in size) and farm markets (up to 3,500 square feet) and significantly expanded the range of products that could be sold in farm stands and farm markets.

## **The Agricultural Infrastructure Report and the Key Findings Report Published by Lon Hatamiya in March 2015**

The following are the economic opportunities identified in the reports:

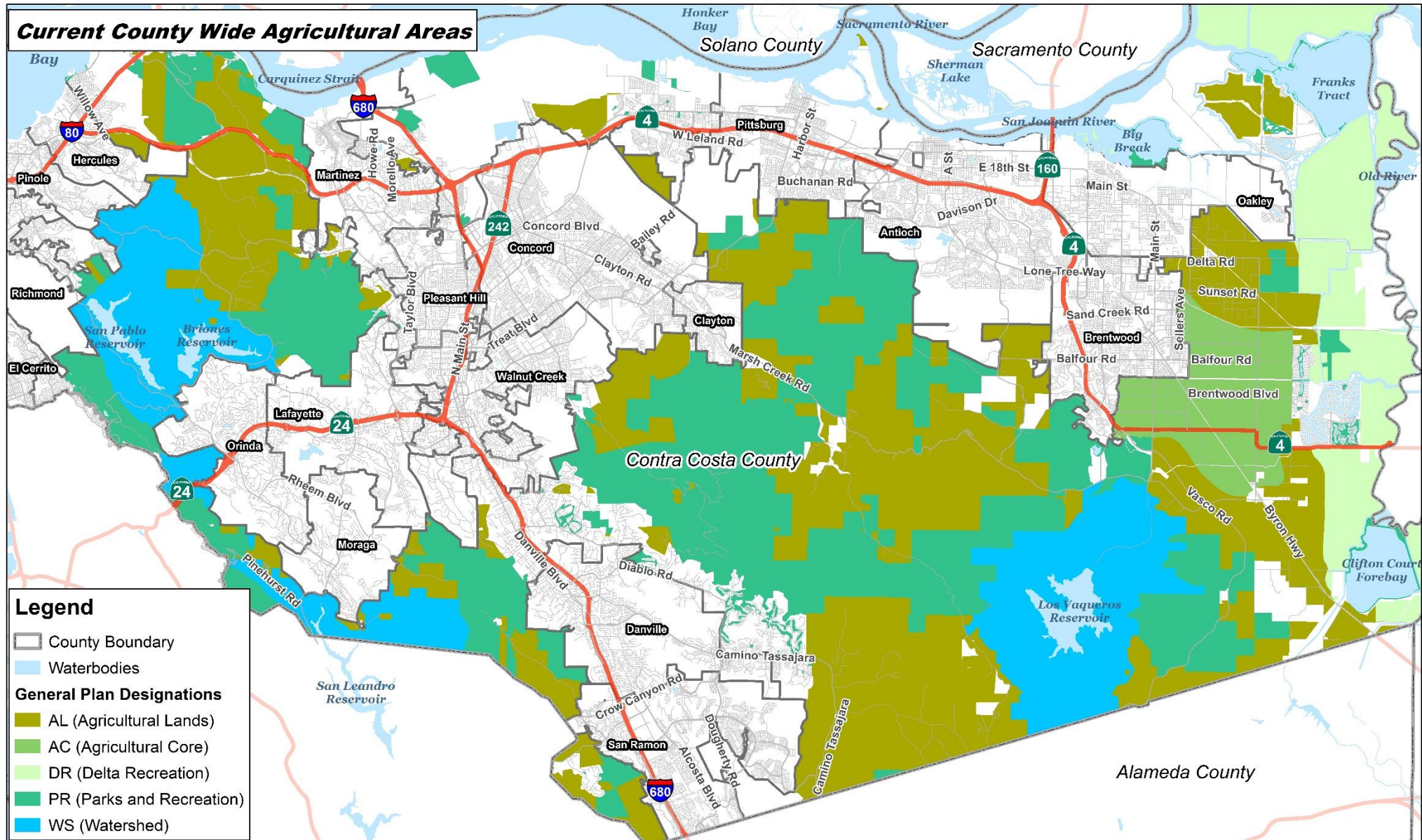
- The demand for locally grown, source-identified, healthy, and sustainably-produced food is growing rapidly.
- Demand for organic products is increasing each year, reaching over \$35 billion in sales in 2013.
- Value-added food processing, manufacturing, co-processing, and co-packing can be further developed across the county.
- Agricultural tourism can be expanded.

# Recommendations of the Hatamiya Report

- Reduce barriers to development of necessary agricultural infrastructure.
- Support agricultural tourism activities through additional funding, agricultural tourism-friendly zoning changes, and better public outreach and marketing.
- Create a “Farmbudsman” program to act as a liaison between the agricultural sector and local government.
- Adopt additional policies to preserve the County’s agricultural lands and fund agricultural easement programs.



# Current County Wide Agricultural Areas



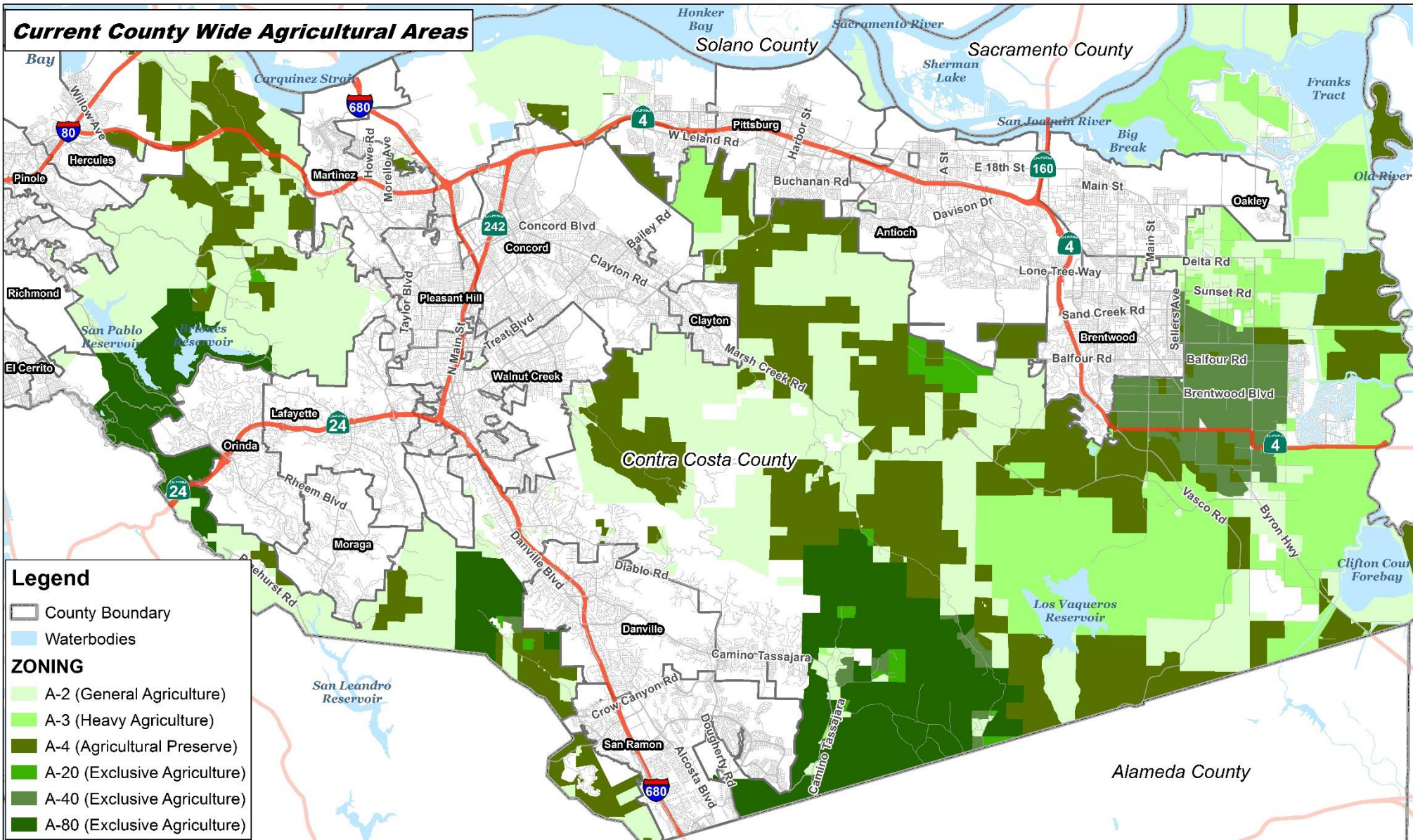
0 1 2 4 Miles

Map Created 6/10/2018  
by Contra Costa County Department of  
Conservation and Development, GIS Group  
30 Main Road, Martinez, CA 94553  
37.5941, -122.0703, 37.5941, -122.0703

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30 Main Road, Martinez, CA 94553  
37.5841 79.1N 122.5703 756W

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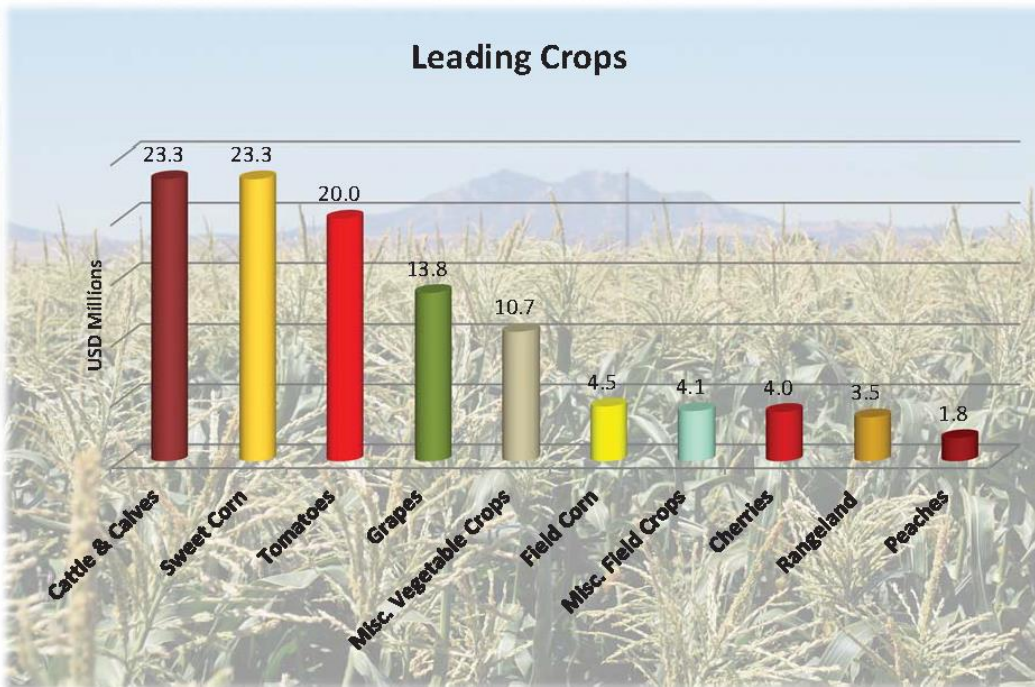


As reported in the 2016 Agricultural Crop Report prepared by the County Department of Agriculture, the total gross value of agricultural crops in Contra Costa County in 2016 was \$128,100,000.



**CONTRA COSTA COUNTY  
AGRICULTURAL CROP REPORT 2016  
& 2018 CALENDAR**





October 2017							November 2017							December 2017						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7				1	2	3	4						1	2
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
29	30	31					26	27	28	29	30			24	25	26	27	28	29	30
														31						
10/9: Columbus Day 10/31: Halloween							11/5: End Daylight Saving Time 11/11: Veterans Day 11/23: Thanksgiving Day							12/6 + 12/9: Grower CE Classes 12/25: Christmas Day 12/31: New Year's Eve						

# Some Ideas / Suggestions We Have Heard Over the Years from the Community

Ag Policy Ideas	Other Ideas	Concerns Raised
<ul style="list-style-type: none"> <li>▪ Farm to Fork: growing crops for specific restaurants</li> <li>▪ Ag Tourism potential in the County               <ul style="list-style-type: none"> <li>➤ Farm-to-Table (restaurant): must be supplying from farm</li> <li>➤ Bed and Breakfast</li> <li>➤ Farm Tours</li> <li>➤ Wineries</li> <li>➤ Distilleries</li> <li>➤ Cheese</li> <li>➤ Connecting with culinary institutes</li> <li>➤ Equestrian bike trail connecting farms</li> <li>➤ Farm to school</li> <li>➤ Vertical farming</li> </ul> </li> <li>▪ Tiny houses</li> <li>▪ Winery, distillery, brewery incubators</li> </ul>	<ul style="list-style-type: none"> <li>▪ Creative options for wastewater: composting toilets; grey water (see properties on coast for examples)</li> <li>▪ Be creative to address water and septic</li> <li>▪ Streamline the processing to allow value-added products               <ul style="list-style-type: none"> <li>➤ What is the process, including cost? Prepare a How-To brochure</li> <li>➤ Business process to be user-friendly</li> </ul> </li> <li>▪ Farmbudsman/Ombudsman for County</li> <li>▪ Create a vision and look at how we define agri-tourism</li> <li>▪ Santa Cruz County certifies commercial kitchen facility, not state Making Contra Costa County different – not like Napa, Livermore</li> <li>▪ Marketing: How and who?</li> </ul>	<ul style="list-style-type: none"> <li>▪ Farm to table is not an urban use based on Urban Limit Line</li> <li>▪ Farming labor is difficult to find</li> <li>▪ Allow more than 1 house on the property to help with farming</li> <li>▪ Conflicting uses (i.e. packaging vs. cold-storage)</li> <li>▪ Health permitting constraints (invite Environmental Health in future meetings)</li> <li>▪ Processing handled outside of Contra Costa County</li> <li>▪ Lands non-compliant with Ag Core (e.g. 19 acres instead of the required 40 acres), which causes restriction to uses on property</li> <li>▪ Having a buffer of land for farm-to table use and other agri-tourism use to avoid “tragedy of the commons” (i.e. big enough parcel or buy some buffer or offset land from another parcel)</li> <li>▪ Trails: concern is increase in vandalism and trespassing</li> <li>▪ Occurrence of illegal events</li> <li>▪ Code Enforcement</li> </ul>



# Schedule for Agricultural Policy Review

- 1<sup>st</sup> Meeting: June 21<sup>st</sup> - East Contra Costa County
  - ❖ Goal: To determine the stakeholders vision for improving agriculture.
- 2<sup>nd</sup> Meeting: July 19<sup>th</sup> – Central County
  - ❖ Goal: Confirm / expand vision for agriculture (including for this region of the County) and begin to define practical tools / policy reforms to achieve the vision.
- 3<sup>rd</sup> Meeting: August (Date TBD) – South County
  - ❖ Goal: Confirm / expand vision for agriculture (including for this region of the County) and begin to define practical tools / policy reforms to achieve the vision.
- 4<sup>th</sup> Meeting: Date TBD - East Contra Costa County
  - ❖ Goal: Confirm / expand vision for agriculture and begin to define practical tools / policy reforms to achieve the vision.
- 5<sup>th</sup> Meeting: Date TBD - East Contra Costa County
  - ❖ Goal: Craft broad outline of policy recommendations.

# Schedule for Agricultural Policy Review(con't).

- 6<sup>th</sup> Meeting: Date TBD - East Contra Costa County
  - ❖ Goal: Complete final discussion on policy recommendations.
- December 2018: Present ag policy recommendations to the Board of Supervisors (BOS)
- Winter 2019: Prepare a DRAFT Ordinance
- Spring 2019: Public review of DRAFT Ordinance at Planning Commission
- Summer 2019: BOS consideration of DRAFT Ordinance
- Countywide General Plan update is underway and concluding in 2020.  
This process will provide an opportunity for additional review related to agriculture.

# Today's focus: Vision for Future of Agriculture in Contra Costa County







Gilroy, California is the “Garlic Capital of the World” and a great place for a getaway any time of year!









## 2018 Farm Trail Map

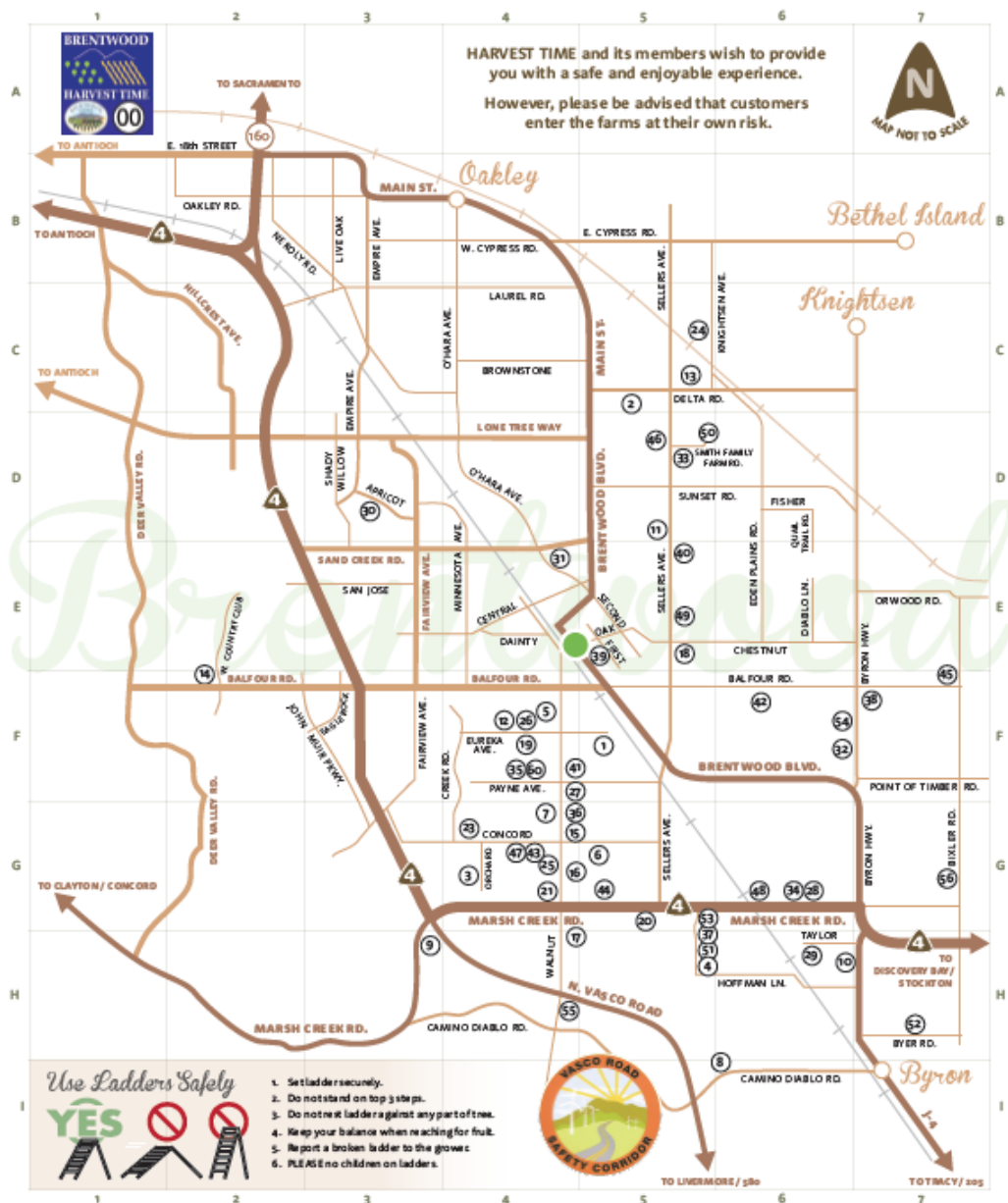
Visit our website: [www.harvest4you.com](http://www.harvest4you.com)

 HarvestTimeFarmers

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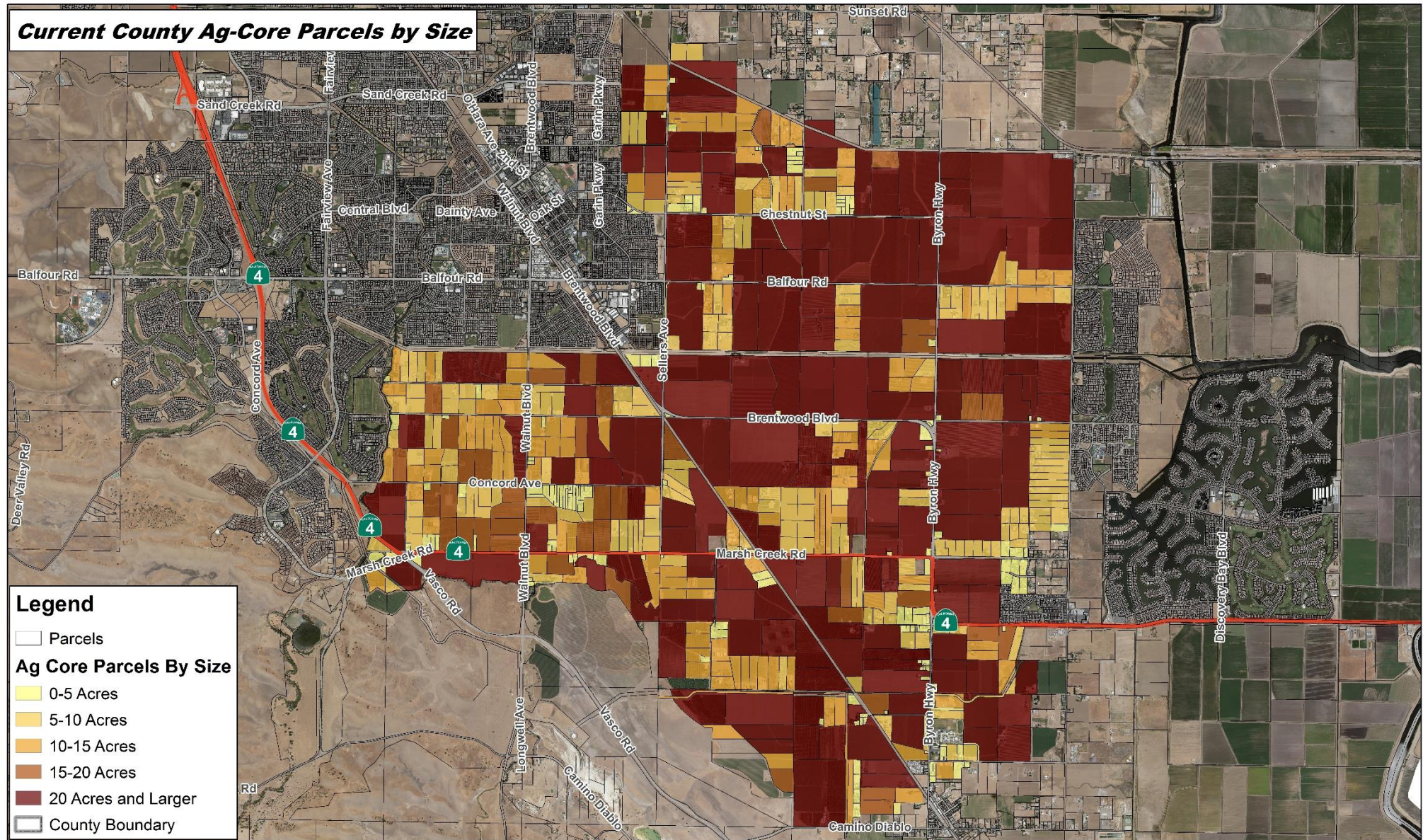
*Farm-fresh & Delicious. Direct to You!*



Information is subject to change. Please contact the individual presenter before visiting.



## Current County Ag-Core Parcels by Size



0 0.3 0.6 1.2 Miles

Map Created 5/1/2018  
by Contra Costa County Department of  
Conservation and Development, GIS Group  
30 Main Road, Martinez, CA 94553  
37.584179°N 122.070375°W

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# Photos of Field Trip to V. Sattui Winery





# Solano County





# Sacramento County



# YOLO COUNTY 2016

A photograph of a cornfield with rows of young corn plants in a field under a cloudy sky.

## AGRICULTURAL CROP REPORT